

# ATTACHMENT

Proposed Changes to Article 10, Section 10.02-Williamson County Zoning Ordinance regarding the Triune Character Area zoning districts.

## Amend Section 10.02 (U): Triune Village District (TV) as follows:

### **(U) Triune Character Area-I (TCA-I)**

#### **(1) Purpose and Intent**

The purpose of the Triune Character Area-I (TCA-I) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area I recommendations outlined in the Plan.

#### **(2) Dimensional Standards**

- a) Table 10.02-21 establishes the dimensional standards for the TCA-I district.
- b) Additional standards related to accessory uses are located in Section 11.04: Accessory Uses and Structures.

**TABLE 10.02-21: DIMENSIONAL STANDARDS FOR TRIUNE CHARACTER AREA-I (TCA-I)**

Dimensional Standards		Residential Structures		Nonresidential Structures
Minimum Lot Area		Traditional Subdivision	5 acres	5 acres
		Conservation Subdivision	1.5 acres	
Maximum Gross Residential Density		1 unit per 5 acres (0.20 DU/A)		N/A
Minimum Lot Width	1 – 2.99 acres	130 feet		60 feet
	3 – 4.99 acres	160 feet		
	5 acres or greater	200 feet		
Front Yard Setback		0.0-4.99 acres	60 feet	100 feet
		5.00 acres or greater	100 feet	
Side Yard Setback		0.0-4.99 acres	20 feet	50 feet
		5.00 acres or greater	30 feet	
Rear Yard Setback		60 feet		50 feet
Maximum Height		3.0 stories		3.0 stories

#### **(3) Additional Conservation Subdivision Standards**

- a) A minimum of twenty-five (25) percent of the Open Space provided in Conservation Subdivisions within the TCA-I zoning district must consist of unconstrained land that does not contain natural resources as outlined in Article 13 of the Zoning Ordinance.
- b) All healthy deciduous trees with a diameter at breast height (DBH) of 28 inches or greater, along with the drip line of such trees, shall be

preserved in permanently protected Open Space. Such trees shall only be allowed to be removed according to the following:

- i) If a certified arborist has determined that the tree is dying or structurally unsound; or
- ii) If it can be demonstrated that removal of such tree(s) is necessary in order to gain access to the site. In such cases, replacement trees shall be provided at a rate of two (2) caliper inches for each caliper inch of tree removed.
- iii) If trees meeting the above criteria are removed for any other reason, replacement trees shall be provided at a rate of three (3) caliper inches for each caliper inch of tree removed.

**(4) Multi-modal Greenway Trails**

- a) Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
  - i) All new major subdivisions consisting of five (5) or more lots;
  - ii) All new non-residential development;
  - iii) All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
  - iv) All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
- b) Where the Triune Special Area Plan shows a potential future greenway on a development property that does not fall into one of the above categories but for which County approval is required, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance.
- c) Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

# ATTACHMENT

Proposed Changes to Article 10, Section 10.02-Williamson County Zoning Ordinance regarding the Triune Character Area zoning districts.

## Add New Section 10.02 (V): Triune Character Area-2 (TCA-2)

### (V) Triune Character Area-2 (TCA-2)

#### (1) Purpose and Intent

The purpose of the Triune Character Area-2 (TCA-2) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area 2 recommendations outlined in the Plan.

#### (2) Dimensional Standards

- a) Table 10.02-22 establishes the dimensional standards for the TCA-2 district.
- b) Additional standards related to accessory uses are located in Section 11.04: Accessory Uses and Structures.

**TABLE 10.02-22: DIMENSIONAL STANDARDS FOR TRIUNE CHARACTER AREA-2 (TCA-2)**

Dimensional Standards		Residential Structures		Nonresidential Structures
Minimum Lot Area		Parcels on State Highways	1 acre	5 acres
		All other parcels	½ acre	
Maximum Gross Residential Density		2.0 units per 1 acre		N/A
Minimum Lot Width	Parcels on State Highways		150 feet	150 feet
	All other Parcels	0.50 - 0.99 acre	75 feet	75 feet
		1.0 – 2.99 acres	100 feet	
		3.0 – 4.99 acres	130 feet	
		5.0 acres or greater	160 feet	
Front Yard Setback	Parcels on State Highways		40 feet, with a maximum setback of 50 feet [1][2]	
	All other Parcels		20 feet, with a maximum setback of 30 feet	
Side Yard Setback		5 feet, but 20 feet on corner lots [1]		
Rear Yard Setback		30 feet		
Maximum Building Size	Parcels on State Highways		25,000 sq. ft. [3]	

	All other Parcels	16,000 sq. ft. [3]
Maximum Building Footprint	Parcels on State Highways	15,000 sq. ft. [3]
	All other Parcels	10,000 sq. ft. [3]
Maximum Height		2.0 stories for street-facing elevations, with a maximum of 3.0 stories on other elevations
General Notes: [1] On corner lots where both streets are State Highways, both street sides shall be considered to be "Front". [2] The Maximum Setback Standards do not apply to religious institutions or educational facilities. [3] The Maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities.		

### (3) Design Standards

#### a) Parking and Access

- i) New off-street parking must be located to the side or rear of buildings and may be no closer to the street than the front façade of the building.
- ii) For parcels on State Highways, up to twenty-five (25) percent of the parking may be in the front of buildings.
- iii) Where the Triune Special Area Plan shows a potential future roadway on a development property, the site shall be designed in such a way as to provide an internal drive that is stubbed to adjacent properties as appropriate in order to allow for the future extension of such internal drive.

#### b) Building Orientation and Setbacks

- i) New buildings shall be oriented toward the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
- ii) In cases where there is more than one building on the parcel, the orientation requirement shall only apply to the structure(s) closest to the right-of-way.
- iii) In cases where a maximum setback is required, the following standards will apply:
- iv) The maximum setback applies to new structures, not additions to existing structures;
  - A. The maximum setback is met if a minimum of 60% of the front building façade does not exceed this distance;
  - B. In cases where there is more than one building on the parcel, the maximum setback applies to the structure with the largest street-facing façade; and
  - C. Structures with front facing patios for outdoor dining falling between the building and the front property line may be set back to a maximum distance of forty (40) feet from the front property line.

#### c) Façade Articulation/Fenestration

- i) Building facades should be varied and articulated to provide visual interest. A minimum of forty (40) percent of the first floor and

twenty (20) percent of the second floor (as applicable) on the front façade shall have window/door fenestration.

- ii) A minimum of thirty (30) percent of the front façade shall either be two stories in height, or shall be designed so as to appear to be two stories in height. This can be accomplished by providing “upper story” windows on one or more of the following:
  - A. Gable walls
  - B. Non-gabled walls with a height of at least 20 feet
  - C. Dormers
- iii) In cases where building facades will be wider than 35 feet in width, the façade shall be broken up into increments not exceeding this width by varying setbacks and roof forms.
- iv) In multi-tenant buildings, each individual tenant space with a first floor exterior entrance shall be differentiated from adjoining such tenant spaces by creating variations within the front façade. These variations may include materials, texture, color or detail, a change in wall plane, or a change in roofline.

**d) Roof Form**

- i) Roof forms shall be gabled or hipped, with at least one gable end facing the street.
- ii) The minimum roof pitch required is as follows:
  - A. Buildings facing State Highways must have a minimum roof pitch of 5:12; and
  - B. Buildings facing all other streets must have a minimum roof pitch of 7:12.

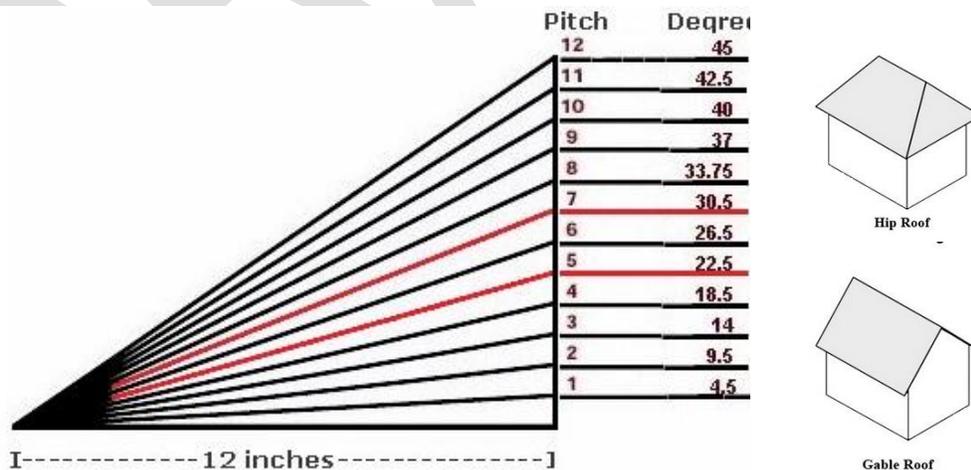


Figure 10.02-F: Minimum Required Roof Pitch

- iii) Buildings with a footprint of greater than 7,500 feet may have a flat roofwell located in the central area of the roof, not to exceed fifty (50) percent of the roof area, with a pitched roof design on

all sides of the building. The height of the partial pitched roof profile must be at least fifty (50) percent of the height of the façade when two-stories and at least seventy-five (75) percent of the height of the façade when one-story.

- iv) Roof eave overhangs shall be a minimum of 1 foot.
- v) Mechanical and other roof-mounted equipment shall be screened from view.

#### **(4) Pedestrian Amenities**

##### **a) Sidewalks**

- i) A sidewalk with a minimum width of five (5) feet shall be required along the front of the property for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
  - A. All new single family dwellings;
  - B. Major subdivisions;
  - C. All new non-residential development;
  - D. All additions or expansions of existing non-residential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
  - E. All renovations of existing non-residential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
- ii) Where a sidewalk is required, the property owner shall also record a ten (10) foot public access easement running the length of the property frontage.
- iii) For properties that do not meet the above criteria, but for which County approval is required, the property owner shall record a ten (10) foot public access easement running the length of the property frontage in order to accommodate the future construction of a sidewalk.

##### **b) Multi-modal Greenway Trails**

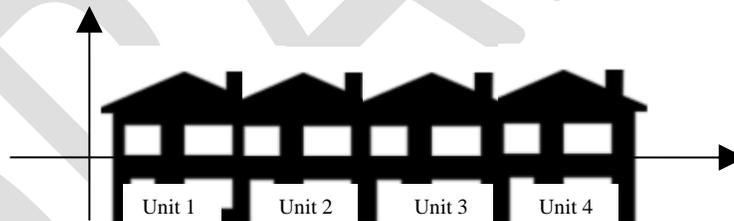
- i) Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new major subdivisions consisting of five (5) or more lots.
- ii) Where the Triune Special Area Plan shows a potential future greenway on a development property falling into one of the following categories, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance:
  - A. All new nonresidential development;

- B. All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
  - C. All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
- iii) Development that does not fall within one of the above categories but for which County approval is required.
  - iv) Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

**(5) Multi-Family Dwellings**

Multi-family dwellings shall meet the Special Use Review Standards established in Section 5.01: Special Use and shall meet each of the following standards:

- a) Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
- b) There shall be a maximum of six (6) dwelling units in any single building.
- c) Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation. See Figure 10.02-G: Linear Multi-Family Dwelling Arrangement.



*Figure 10.02-G: Linear Multi-Family Dwelling Arrangement*

- d) Each dwelling unit shall have at least one (1) separate, exterior entrance on ground level, with no common interior space shared between dwelling units.
- e) Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.
- f) Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide fifteen (15) percent door and window fenestration on exterior walls.
- g) Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.

- h) There shall be a minimum of forty (40) feet of separation between buildings.
- i) The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
- j) Parking areas, including garages, shall be located in the rear of the building.
- k) A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
- l) Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.
- m) All trash storage areas and mechanical equipment shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
- n) If the development site abuts one or more side street, access must be taken from a side street, rather than from an arterial or collector road.

**(6) Open Space**

**a) Non-Residential Development**

- i) A minimum of thirty five (35) percent open space shall be required.
- ii) New non-residential development projects which utilize pervious paving materials, such as pervious concrete, to meet parking requirements may reduce their open space requirement to twenty five (25) percent.

**b) Major Traditional Subdivisions**

- i) A minimum of twenty (20) percent open space shall be required.

**(7) Signage**

- a) All signage requirements of Article 18 of the Zoning Ordinance must be met. In addition, ground signs shall only be permitted for parcels containing multiple businesses or tenants.
- b) New ground signs must be monument style signs with a masonry base.

# ATTACHMENT

Proposed Changes to Article 10, Section 10.02-Williamson County Zoning Ordinance regarding the Triune Character Area zoning districts.

## Add New Section 10.02 (W): Triune Character Area-3 (TCA-3)

### **(W) Triune Character Area-3 (TCA-3)**

#### **(1) Purpose and Intent**

The purpose of the Triune Character Area-3 (TCA-3) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area 3 recommendations outlined in the Plan.

#### **(2) Dimensional Standards**

- a) Table 10.02-23 establishes the dimensional standards for the TCA-3 district.
- b) Additional standards related to accessory uses are located in Section 11.04: Accessory Uses and Structures.

**TABLE 10.02-23: DIMENSIONAL STANDARDS FOR TRIUNE CHARACTER AREA-3 (TCA-3)**

Dimensional Standards	Residential Structures		Nonresidential Structures
Minimum Lot Area	Traditional Subdivision	½ acre	1 acre
	Conservation Subdivision	8,000 sq. ft [1]	
	Multi-Family Uses	1 acre	
Maximum Gross Residential Density	2.0 units per 1 acre		N/A
Minimum Lot Width	Traditional Subdivision	75 feet	150 feet
	Conservation Subdivision	40 feet	
	Multi-Family Uses	150 feet	
Front Yard Setback	Parcels on State Highways		
	50 feet, with a maximum setback of 75 feet [2][3]		
	Traditional Subdivision	35 feet	35 feet, with a maximum setback of 50 feet [3]
	Conservation Subdivision	25 feet, 15 feet for alley loaded lots	
	Multi-Family Uses	35 feet	
Side Yard Setback	Traditional Subdivision	10 feet	5 feet, but 20 feet on corner lots [2]

	Conservation Subdivision	5 feet	
	Multi-Family Uses	10 feet	
Rear Yard Setback	Traditional Subdivision	30 feet	30 feet
	Conservation Subdivision	30 feet, 15 feet for alley loaded lots	
	Multi-Family Uses	30 feet	
Maximum Building Size	N/A		70,000 sq. ft. [4]
Maximum Building Footprint	N/A		45,000 sq. ft. [4]
Maximum Height	3.0 stories		
<p>General Notes:</p> <p>[1] The minimum lot size may be reduced to 6,000 square feet for up to 50% of the lots provided that any lot that is less than 8,000 square feet is surrounded by Open Space or lots of 8,000 square feet or greater.</p> <p>[2] On corner lots where both streets are State Highways, both street sides shall be considered to be "Front".</p> <p>[3] The Maximum Setback Standards do not apply to Religious Institutions or Educational Facilities.</p> <p>[4] The Maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities.</p>			

**(3) Design Standards**

**a) Parking and Access**

- i) A minimum of seventy-five (75) percent of new off-street parking must be located to the side or rear of buildings and may be no closer to the street than the front façade of the building.
- ii) Where the Triune Special Area Plan shows a potential future roadway on a development property, the site shall be designed in such a way as to provide an internal drive that is stubbed to adjacent properties as appropriate in order to allow for the future extension of such internal drive.

**b) Building Orientation and Setbacks**

- i) New buildings shall be oriented toward the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
- ii) In cases where there is more than one building on the parcel, the orientation requirement shall only apply to the structure(s) closest to the right-of-way.
- iii) In cases where a maximum setback is required, the following standards will apply:
  - A. The maximum setback applies to new structures, not additions to existing structures;
  - B. The maximum setback is met if a minimum of 60% of the front building façade does not exceed this distance; and
  - C. In cases where there is more than one building on the parcel, the maximum setback applies to the structure with the largest street-facing façade.

- c) Façade Articulation/Fenestration**
- i) Building facades should be varied and articulated to provide visual interest. A minimum of forty (40) percent of the first floor and twenty (20) percent of the second floor (as applicable) on the front façade shall have window/door fenestration.
  - ii) In cases where building facades will be wider than 35 feet in width, the façade shall be broken up into increments not exceeding this width by varying setbacks and roof forms.
- d) Trash Storage and Mechanical Equipment**
- i) All trash storage areas shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
  - ii) All mechanical equipment shall either:
    - A. Be located in the rear of buildings and shall be screened from streets and surrounding properties; or
    - B. If located on a roof, be screened from view from adjacent streets and properties. Acceptable screening techniques include a parapet wall made of a primary exterior finish material used on other portions of the building, or setting the equipment back toward the center of the roof so that it won't be visible.
- e) Gas Station Canopies**
- i) The design, materials, roof pitch and other architectural details used for the canopy, including the columns, shall match those used for the principal building and shall ensure that the canopy will appear as a subordinate structure through one or more of the following:
    - A. The canopy is located behind the principal building;
    - B. The canopy is physically connected to the principal building and the connection shall be wide enough to cover a pedestrian walkway;
    - C. The length of the canopy is less than the length of the principal building; or
    - D. The height of the canopy is less than the average height of the principal building.
  - ii) The canopy shall have a maximum clearance height of 16 feet, as measured from the finished grade to the underside of the canopy.
  - iii) Canopy lighting shall be fully recessed into the canopy and the roof structure shall not be internally illuminated in such a way as to allow light to show through the roof structure.
  - iv) All signage, including logos and trademarks, are prohibited on the canopy and canopy supports. This prohibition does not include noncommercial information located on support structures provided the size of the information shall be the minimum necessary to convey such noncommercial information

**(4) Pedestrian Access**

**a) Sidewalks**

- i) A sidewalk with a minimum width of five (5) feet shall be required along the front of the property for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
  - A. All new single family dwellings;
  - B. Major subdivisions;
  - C. All new non-residential development;
  - D. All additions or expansions of existing non-residential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
  - E. All renovations of existing non-residential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
- ii) Where a sidewalk is required, the property owner shall also record a ten (10) foot public access easement running the length of the property frontage.
- iii) For properties that do not meet the above criteria, but for which County approval is required, the property owner shall record a ten (10) foot public access easement running the length of the property frontage in order to accommodate the future construction of a sidewalk.

**b) Multi-modal Greenway Trails**

- i) Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new major subdivisions consisting of five (5) or more lots.
- ii) Where the Triune Special Area Plan shows a potential future greenway on a development property falling into one of the following categories, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance:
  - A. All new nonresidential development;
  - B. All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
  - C. All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.

- D. Development that does not fall within one of the above categories but for which County approval is required.
- iii) Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

(5) **Open Space**

a) **Non-Residential Development**

- i) A minimum of thirty five (35) percent open space shall be required.
- ii) New non-residential development projects which utilize pervious paving materials, such as pervious concrete, to meet parking requirements may reduce their open space requirement to twenty five (25) percent.

b) **Major Traditional Subdivisions**

- i) A minimum of twenty (20) percent open space shall be required.

c) **Conservation Subdivisions**

- i) A minimum of fifty (50) percent open space shall be required.

(6) **Signage**

New ground signs must be monument style signs with a masonry base.

(7) **Additional Standards for Multi-tenant developments**

- a) In multi-tenant buildings, each individual tenant space with a first floor exterior entrance shall be differentiated from adjoining such tenant spaces by creating variations within the front façade. These variations may include materials, texture, color or detail, a change in wall plane, or a change in roofline.
- b) Multi-tenant developments consisting of 5 or more tenant spaces shall incorporate on-site outdoor common spaces or community amenities as visible, accessible, focal points. Common spaces shall be connected, to the maximum extent practicable, to pedestrian areas, sidewalks, trails or public open space in order to create functional pedestrian connectors. The following features may be used to satisfy the common space or community amenity standard:
  - i) Patio or plaza with seating and landscaping;
  - ii) Landscaped mini-park or square;
  - iii) Rooftop or community garden; or
  - iv) Similar features as approved by the Planning Commission upon recommendation of the Planning Director.
- c) Common spaces and community amenities shall be constructed of materials that are of a comparable quality and of a compatible design as the building they are attached to or the public space in which they are placed.

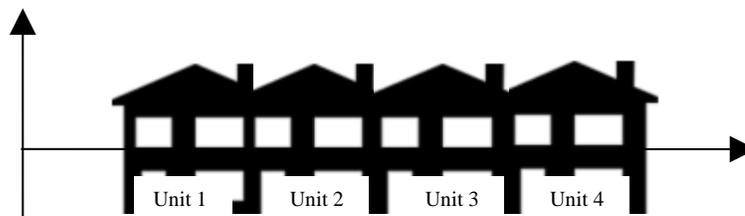
(8) **Additional Conservation Subdivision Standards**

- a) A minimum of 25% of the Open Space provided in Conservation Subdivisions within the TCA-3 zoning district must consist of unconstrained land that does not contain natural resources as outlined in Article 13 of the Zoning Ordinance.
- b) All healthy deciduous trees with a diameter at breast height (DBH) of 28 inches or greater, along with the drip line of such trees, shall be preserved in permanently protected Open Space. Such trees shall only be allowed to be removed according to the following:
  - i) If a certified arborist has determined that the tree is dying or structurally unsound; or
  - ii) If it can be demonstrated that removal of such tree(s) is necessary in order to gain access to the site. In such cases, replacement trees shall be provided at a rate of two (2) caliper inches for each caliper inch of tree removed.
  - iii) If trees meeting the above criteria are removed for any other reason, replacement trees shall be provided at a rate of three (3) caliper inches for each caliper inch of tree removed.
- c) All lots with an area of less than 8,000 square feet or a width of less than 60 feet shall have garage access from a rear alley. Alleys shall be privately owned and maintained by the subdivision's Homeowner's Association and this maintenance responsibility shall be specifically noted in the covenants and restrictions for the subdivision.

(9) **Multi-Family Dwellings**

Multi-family dwellings shall meet the Special Use Review Standards established in Section 5.01: Special Use and shall meet each of the following standards:

- a) Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
- b) There shall be a maximum of ten (10) dwelling units in any single building.
- c) Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation. See Figure 10.02-H: Linear Multi-Family Dwelling Arrangement.



*Figure 10.02-H: Linear Multi-Family Dwelling Arrangement*

- d) Each dwelling unit shall have at least one (1) separate, exterior entrance on ground level, with no common interior space shared between dwelling units.
- e) Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.
- f) Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide fifteen (15) percent door and window fenestration on exterior walls.
- g) Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.
- h) There shall be a minimum of forty (40) feet of separation between buildings.
- i) The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
- j) Parking areas, including garages, shall be located in the rear of the building.
- k) A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
- l) Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.
- m) All trash storage areas and mechanical equipment shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
- n) If the development site abuts one or more side streets, access must be taken from a side street, rather than from an arterial or collector road.

# ATTACHMENT

Proposed Changes to Article 10, Section 10.02-Williamson County Zoning Ordinance regarding the Triune Character Area zoning districts.

## Add New Section 10.02 (X): Triune Character Area-4 (TCA-4)

### (X) **Triune Character Area-4 (TCA-4)**

#### (1) **Purpose and Intent**

The purpose of the Triune Character Area-4 (TCA-4) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area 4 recommendations outlined in the Plan.

#### (2) **Dimensional Standards**

- a) Table 10.02-24 establishes the dimensional standards for the TCA-4 district.
- b) Additional standards related to accessory uses are located in Section 11.04: Accessory Uses and Structures.

**TABLE 10.02-24: DIMENSIONAL STANDARDS FOR TRIUNE CHARACTER AREA-4 (TCA-4)**

Dimensional Standards	Residential Structures		Nonresidential Structures
Minimum Lot Area	Traditional Subdivision	½ acre	1 acre
	Conservation Subdivision	8,000 sq. ft [1]	
	Multi-Family Uses	1 acre	
Maximum Gross Residential Density	2.0 units per 1 acre		N/A
Minimum Lot Width	Traditional Subdivision	75 feet	150 feet
	Conservation Subdivision	40 feet	
	Multi-Family Uses	150 feet	
Front Yard Setback	Parcels on State Highways		
	50 feet, with a maximum setback of 75 feet [2][3]		
	Traditional Subdivision	35 feet	35 feet, with a maximum setback of 50 feet [3]
	Conservation Subdivision	25 feet, 15 feet for alley loaded lots	
	Multi-Family Uses	35 feet	
Side Yard Setback	Traditional Subdivision	10 feet	5 feet, but 20 feet on corner lots [2]

	Conservation Subdivision	5 feet	
	Multi-Family Uses	10 feet	
Rear Yard Setback	Traditional Subdivision	30 feet	30 feet
	Conservation Subdivision	30 feet, 15 feet for alley loaded lots	
	Multi-Family Uses	30 feet	
Maximum Height	3.0 stories		
<p>General Notes:</p> <p>[1] The minimum lot size may be reduced to 6,000 square feet for up to 50% of the lots provided that any lot that is less than 8,000 square feet is surrounded by Open Space or lots of 8,000 square feet or greater.</p> <p>[2] On corner lots where both streets are State Highways, both street sides shall be considered to be "Front".</p> <p>[3] The Maximum Setback Standards do not apply to Religious Institutions or Educational Facilities.</p>			

**(3) Pedestrian Access**

**a) Sidewalks**

- i) A sidewalk with a minimum width of five (5) feet shall be required along the front of the property for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
  - A. All new single family dwellings;
  - B. Major subdivisions;
  - C. All new non-residential development;
  - D. All additions or expansions of existing non-residential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
  - E. All renovations of existing non-residential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
- ii) Where a sidewalk is required, the property owner shall also record a ten (10) foot public access easement running the length of the property frontage.
- iii) For properties that do not meet the above criteria, but for which County approval is required, the property owner shall record a ten (10) foot public access easement running the length of the property frontage in order to accommodate the future construction of a sidewalk.

**b) Multi-modal Greenway Trails**

- i) Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new major subdivisions consisting of five (5) or more lots.
- ii) Where the Triune Special Area Plan shows a potential future greenway on a development property falling into one of the

following categories, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance:

- A. All new nonresidential development;
  - B. All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
  - C. All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
  - D. Development that does not fall within one of the above categories but for which County approval is required.
- iii) Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

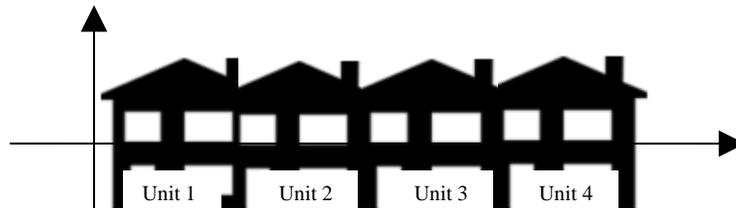
**(4) Additional Conservation Subdivision Standards**

- a) A minimum of 25% of the Open Space provided in Conservation Subdivisions within the TCA-4 zoning district must consist of unconstrained land that does not contain natural resources as outlined in Article 13 of the Zoning Ordinance.
- b) All healthy deciduous trees with a diameter at breast height (DBH) of 28 inches or greater, along with the drip line of such trees, shall be preserved in permanently protected Open Space. Such trees shall only be allowed to be removed according to the following:
  - i) If a certified arborist has determined that the tree is dying or structurally unsound; or
  - ii) If it can be demonstrated that removal of such tree(s) is necessary in order to gain access to the site. In such cases, replacement trees shall be provided at a rate of two (2) caliper inches for each caliper inch of tree removed.
  - iii) If trees meeting the above criteria are removed for any other reason, replacement trees shall be provided at a rate of three (3) caliper inches for each caliper inch of tree removed.
- c) All lots with an area of less than 8,000 square feet or a width of less than sixty (60) feet shall have garage access from a rear alley. Alleys shall be privately owned and maintained by the subdivision's Homeowner's Association and this maintenance responsibility shall be specifically noted in the covenants and restrictions for the subdivision.

**(5) Multi-Family Dwellings**

Multi-family dwellings shall meet the Special Use Review Standards established in Section 5.01: Special Use and shall meet each of the following standards:

- a) Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
- b) There shall be a maximum of ten (10) dwelling units in any single building.
- c) Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation. See Figure 10.02-I: Linear Multi-Family Dwelling Arrangement.



*Figure 10.02-I: Linear Multi-Family Dwelling Arrangement*

- d) Each dwelling unit shall have at least one (1) separate, exterior entrance on ground level, with no common interior space shared between dwelling units.
- e) Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.
- f) Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide fifteen (15) percent door and window fenestration on exterior walls.
- g) Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.
- h) There shall be a minimum of forty (40) feet of separation between buildings.
- i) The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
- j) Parking areas, including garages, shall be located in the rear of the building.
- k) A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
- l) Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.

- m) All trash storage areas and mechanical equipment shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
- n) If the development site abuts one or more side street, access must be taken from a side street, rather than from an arterial or collector road.

(6) **Open Space**

a) **Non-Residential Development**

- a) A minimum of thirty five (35) percent open space shall be required.
- b) New non-residential development projects which utilize pervious paving materials, such as pervious concrete, to meet parking requirements may reduce their open space requirement to twenty five (25) percent.

b) **Major Traditional Subdivisions**

- a) A minimum of twenty (20) percent open space shall be required.

c) **Conservation Subdivisions**

- a) A minimum of fifty (50) percent open space shall be required.

(7) **Signage**

New ground signs must be monument style signs with a masonry base.

# ATTACHMENT

Proposed Changes To Article 10, Table 10.07-4: Summary Table of Dimensional Standards-Village Districts. Proposed Addition to the Table are shown in **Red**.

Add TCA-1, TCA-2, TCA-3, and TCA-4 districts to table, and the corresponding Dimensional Standards for each district.

TABLE 10.07-4: SUMMARY TABLE OF DIMENSIONAL STANDARDS – VILLAGE DISTRICTS [1]					
District	Structure Type	Minimum Lot Area		Maximum Gross Residential Density	Maximum Height
TCA-1	Residential Structures	Traditional Subdivisions	5 acres	1.0 units per 5 acres (0.20 DU/A)	3.0 stories
		Conservation Subdivisions	1.5 acres		
	Nonresidential Structures	5 acres		Not Applicable	
TCA-2	Residential Structures	Parcels on State Highways	1 acre	2.0 units per 1 acre	2.0 stories for street-facing elevations, with a maximum of 3.0 stories on other elevations
		All other Parcels	½ acre		
	Nonresidential Structures	5 acres		Not Applicable	
TCA-3	Residential Structures	Traditional Subdivisions	½ acre	2.0 units per 1 acre	3.0 stories
		Conservation Subdivisions	8,000 sq feet [3]		
		Multi-Family Uses	1 acre		
	Nonresidential Structures	1 Acre		Not Applicable	
TCA-4	Residential Structures	Traditional Subdivisions	½ acre	2.0 units per 1 acre	3.0 stories
		Conservation Subdivisions	8,000 sq feet [3]		
		Multi-Family Uses	1 acre		
	Nonresidential Structures	1 acre		Not Applicable	

[1] Conservation Subdivisions are not permitted in the above mentioned districts, and as such are not represented in the table.  
 [2] See also Section 10.02(K)(3): Nonresidential Development Contextual Design Standards  
 [3] The minimum lot size may be reduced to 6,000 square feet for up to 50% of the lots provided that any lot that is less than 8,000 square feet is surrounded by Open Space or lots of 8,000 square feet or greater.

# ATTACHMENT

Proposed Changes to Article 10, Section 10.07: Summary Table of Dimensional Standards, Add Table 10.07-7: Summary Table of Minimum Setbacks for Triune Character Area Districts. Proposed Table is Below.

## Add New Table 10.07-7: Summary Table of Minimum Setbacks for Triune Character Area Districts.

<b>TABLE 10.07-7: SUMMARY TABLE OF MINIMUM SETBACKS FOR TRIUNE CHARACTER AREA DISTRICTS</b>							
District	Structure Type		Front Yard Setback		Side Yard Setback		Rear Yard Setback
TCA-1	Residential Structures		0.0-4.99 acres	60 feet	0.0-4.99 acres	20 feet	60 feet
			5.00 acres or greater	100 feet	5.00 acres or greater	30 feet	
	Nonresidential Structures		100 feet		50 feet		50 feet
TCA-2	Residential Structures		Parcels on State Highways	40 feet, with a maximum setback of 50 feet [1] [2]	5 feet, but 20 feet on corner lots [1]		30 feet
			All other Parcels	20 feet, with a maximum setback of 30 feet			
	Nonresidential Structures		Parcels on State Highways	40 feet, with a maximum setback of 50 feet [1] [2]			
			All other Parcels	20 feet, with a maximum setback of 30 feet			
TCA-3	Residential Structures		Parcels on State Highways	50 feet, with a maximum setback of 75 feet [1][2]	[1]	N/A	
			Traditional Subdivisions	35 feet	10 feet	30 feet	
			Conservation Subdivisions	25 feet, 15 feet for alley loaded lots	5 feet	30 feet, 15 feet for alley loaded lots	
			Multi-Family Uses	35 feet	10 feet	30 feet	
	Nonresidential Structures		Parcels on State Highways	50 feet, with a maximum setback of 75 feet [1][2]	5 feet, but 20 feet on corner lots [1]	30 feet	
			All other Parcels	35 feet, with a maximum setback of 50 feet [2]			
TCA-4	Residential Structures		Parcels on State Highways	50 feet, with a maximum setback of 75 feet [1][2]	[1]	N/A	
			Traditional Subdivisions	35 feet	10 feet	30 feet	
			Conservation Subdivisions	25 feet, 15 feet for alley loaded lots	5 feet	30 feet, 15 feet for alley loaded lots	
			Multi-Family Uses	35 feet	10 feet	30 feet	
	Nonresidential Structures		Parcels on State Highways	50 feet, with a maximum setback of 75 feet [1][2]	5 feet, but 20 feet on corner lots [1]	30 feet	
			All other Parcels	35 feet, with a maximum setback of 50 feet [2]			

[1] On corner lots where both streets are State Highways, both street sides shall be considered to be "Front".

[2] The Maximum Setback Standards do not apply to Religious Institutions or Educational Facilities.

# ATTACHMENT

Proposed Changes to Article 10, Section 10.07: Summary Table of Dimensional Standards, Add Table 10.07-8: Summary Table of Minimum Lot Widths for Triune Character Area Districts. Proposed Table is Below.

## Add New Table 10.07-8: Summary Table of Minimum Lot Widths for Triune Character Area Districts.

<b>TABLE 10.07-8: SUMMARY TABLE OF MINIMUM LOT WIDTHS FOR TRIUNE CHARACTER DISTRICTS [1]</b>				
<b>District</b>		<b>Residential Structures</b>		<b>Nonresidential Structures</b>
TCA-1		1.0 – 2.99 acres	130 feet	60 feet
		3.00 – 4.99 acres	160 feet	
		5.0 acres or greater	200 feet	
TCA-2	Parcels on State Highways		150 feet	150 feet
	All other Parcels	0.50 -0.99 acres	75 feet	75 feet
		1.0 - 2.99 acres	100 feet	
		3.0 – 4.99 acres	130 feet	
		5.0 acres or greater	160 feet	
TCA-3		Traditional Subdivisions	75 feet	150 feet
		Conservation Subdivisions	40 feet	
		Multi-Family Uses	150 feet	
TCA-4		Traditional Subdivisions	75 feet	150 feet
		Conservation Subdivisions	40 feet	
		Multi-Family Uses	150 feet	

# ATTACHMENT

Proposed Changes To Article 11, Table 11.01-2: Table of Allowed Use-Village Districts.  
Proposed Changes are shown in **Red**.

Add TCA-1, TCA-2, TCA-3, and TCA-4 districts to table, and the uses permitted within those districts.

TABLE 11.01-2: TABLE OF ALLOWED USES - VILLAGE DISTRICTS													
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED													
USE CATEGORY	USE TYPE	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
AGRICULTURAL USE CLASSIFICATION													
Agriculture	Agricultural	P	P	P	P	P	P	P	P	P	P	P	
	Nurseries	P	P	P	P	P	P	P	P	P	P	P	Section 11.03:(A)(1)
Agricultural Support and Services	Equestrian Facilities	S	S					P	P			P	Section 11.03:(A)(3)
	Farm Wineries	P	P					S	P			P	Section 11.03:(A)(4)
RESIDENTIAL USE CLASSIFICATION													
Household Living	Congregate Independent Living Centers					S	S				S	S	Section 11.03:(B)(1)
	Conservation Subdivisions								P		P	P	Section 11.03:(B)(2)
	Mobile Homes												Section 11.03:(B)(3)
	Mobile Home Parks												Section 11.03:(B)(4)
	Multi-Family Dwellings	S				S	S			S	P	P	Section 11.03:(B)(5)
	Retirement Communities	S									S	S	Section 11.03:(B)(6)
	Single-Family Dwellings on Parcels of Record	P	P	P	P	P	P	P	P	P	P	P	
	Traditional Subdivisions - Major	P	P	P	S	P	P	P	P	P	P	P	
	Traditional Subdivisions - Minor	P	P	P	P	P	P	P	P	P	P	P	
	<b>Family Subdivisions</b>									P			
Group Living	Congregate Assisted Living Centers					S	S				S	S	Section 11.03:(B)(7)
	Institutional Single-Family Homes (1-8 Residents)	P	P	P	P	P	P	P	P	P	P	P	
	Residential Institutional	S											Section 11.03:(B)(8)

**TABLE 11.01-2: TABLE OF ALLOWED USES - VILLAGE DISTRICTS**  
**P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED**

USE CATEGORY	USE TYPE	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
	Skilled Nursing Facilities					S	S				S	S	Section 11.03:(B)(9)
<b>PUBLIC AND INSTITUTIONAL USE CLASSIFICATION</b>													
Day Care	Day Care Centers	P	P		S		P	P		S	P		Section 11.03:(C)(1)
Educational Facilities	Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	Section 11.03:(C)(2)
	Educational Facilities, Higher		S	P				S					Section 11.03:(C)(3)
	Specialty Education Facility, Intellectually and Developmentally Disabled	S		P									Section 11.03:(C)(14)
Government Facilities	Government Maintenance, Storage, or Distributional Facilities	P	P	P	P	P	P	P	P	P	P	P	Section 11.03:(C)(4)
	Government Offices	P	P	P	P	P	P	P	P	P	P	P	
	Public Safety Services	P	P	P	P	P	P	P	P	P	P	P	
Health Care Facilities	Hospitals												Section 11.03:(C)(5)
	Medical or Dental Clinics	P	P		P		P	P		P	P		
	Outpatient Facilities	P	P		P		P	P			P		
	Rehabilitation Centers												Section 11.03:(C)(6)
Institutions	Clubs or Lodges	P	P				P	P				P	
	Cultural Institutions	P	P				P	P		P	P		Section 11.03:(C)(7)
	Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	Section 11.03:(C)(8)
Parks and Open Areas	Commercial Cemeteries												Section 11.03:(C)(9)
	Park or General Open Space	P	P	P	P	P	P	P	P	P	P	P	
Transportation and Utilities	Airports, Landing Strips, and Heliports, Private	S											Section 11.03:(C)(10)
	Airports, Landing Strips, and Heliports, Public												Section 11.03:(C)(11)
	Utilities	P	P	P	P	P	P	P	P	P	P	P	Section 11.03:(C)(12)
	Wireless Telecommunications Facilities	Permitted or Special Use as Established in Section 11.03:(C)(13)											Section 11.03:(C)(13)
<b>COMMERCIAL USE CLASSIFICATION</b>													

**TABLE 11.01-2: TABLE OF ALLOWED USES - VILLAGE DISTRICTS**  
**P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED**

USE CATEGORY	USE TYPE	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
Adult Entertainment	Adult-Oriented Establishments										S		Section 11.03:(D)(1)
Animal Care	Animal Boarding Facilities												Section 11.03:(D)(2)
	Animal Hospitals or Veterinarian Clinics or Animal Grooming	P	P		P		P	P		P	P		
	Animal Hospitals or Veterinarian Clinics with Animal Boarding				P		P	S					Section 11.03:(D)(3)
Conference or Training Center	Conference Centers	S					P	S			P		Section 11.03:(D)(4)
	Rural Retreats - Extensive	<b>Permitted or Special Use as Established in Section 11.03:(D)(5)</b>										Section 11.03:(D)(5)	
	Rural Retreats - Limited	P	P					P			P		Section 11.03:(D)(6)
Eating and Drinking Establishments	Bars or Taverns	P	P		S		P	P					
	Drive-In Restaurants						P			P	P		
	Restaurants	P	P		P		P	P		P	P		
	Specialty Eating or Drinking Establishment	P	P		P		P	P		P	P		
Offices	Offices	P	P		P		P	P		P	P		
Parking, Commercial	Parking Lot, Stand-Alone			S	S		P	P		S			Section 11.03:(D)(7)
Recreation / Entertainment Facilities	Golf Courses	P	P	P				P	P			P	
	Golf Driving Ranges	P	P	P				P					
	Private Recreational Centers	P	P	P	P	P	P	P	P	P	P	P	Section 11.03:(D)(8)
	Recreational and Athletic Facilities, Indoor	P	S				P	S			P		Section 11.03:(D)(9)
	Recreational and Athletic Facilities, Outdoor	S	S	S				S					Section 11.03:(D)(10)
	Stadiums and Arenas												Section 11.03:(D)(11)
	Outdoor Amusement												Section 11.03:(D)(20)
Retail Sales and Services	Bank or Financial Institutions	P	P		P		P	P		P	P		
	Funeral Homes	S	S		S		S	S		S	P		

**TABLE 11.01-2: TABLE OF ALLOWED USES - VILLAGE DISTRICTS**  
**P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED**

USE CATEGORY	USE TYPE	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
	Convenience Stores without Gasoline Sales	P	P		S		P	P			P		
	Convenience Stores with Gasoline Sales	P	S				P	S			P		Section 11.03:(D)(12)
	Entertainment Establishments	S	S				P	S			P		
Retail Sales and Services	Mixed Use / Multi-Tenant Developments	S	S		S		P	S		P	P		Section 11.03:(D)(13)
	Liquor Store	S	S				S	S					
	Grocery Store	P	P				P	P		P	P		
	Personal Service Establishments	P	P		P		P	P		P	P		
	Retail Sales and Service, Extensive	S									S		Section 11.03:(D)(14)
	Retail Sales and Service, General	P	P		P		P	P		P	P		
Self-Service Storage	Self-Service Storage	S					S						Section 11.03:(D)(15)
Vehicle / Machinery Sales and Service	Automotive and Machinery Repair	S	S				P	S			S		Section 11.03:(D)(16)
	Automotive and Machinery Rental or Sales												
	Vehicle Washing Establishment	P	S				S						
	Truck Stops												Section 11.03:(D)(17)
Visitor Accommodations	Bed and Breakfast Establishments	P	P		P		P	P	P	P	P	P	Section 11.03:(D)(18)
	Hotels	S	S				S	S			P		
<b>INDUSTRIAL USE CLASSIFICATION</b>													
Extractive Industry	Rock Quarries												Section 11.03:(E)(1)
	Mining Operations												Section 11.03:(E)(1)
Industrial Uses	General Industrial Services	S	S										
	Light Industrial Services	S	S				S	S					Section 11.03:(E)(2)
	Heavy Industrial Services												Section 11.03:(E)(3)

**TABLE 11.01-2: TABLE OF ALLOWED USES - VILLAGE DISTRICTS**  
**P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED**

USE CATEGORY	USE TYPE	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
	Research and Development Facilities												
	Warehouses												
	Craft Distilleries												Section 11.03:(E)(10)
Waste Related Services	Landfills, Private												Section 11.03:(E)(4)
Waste Related Services	Nontraditional Wastewater Treatment and Disposal System	P	P	P	P	P	P	P	P	P	P	P	Section 11.03:(E)(5)
	Recycling Drop-Off and Other Drop-Off Centers	P	P	P			P	P		P	P		Section 11.03:(E)(6)
	Recycling Centers												Section 11.03:(E)(7)
	Salvage Centers												Section 11.03:(E)(8)
	Trash Compaction and Transfer Stations												Section 11.03:(E)(9)

# ATTACHMENT

Proposed Changes To Article 11, Table 11.03-1: Table of Allowed Rural Retreat-Extensive Uses. Proposed Changes are shown in **Red**.

Add TCA-1, TCA-2, TCA-3, and TCA-4 districts to table, and which of the districts the use is allowed within.

TABLE 11.03-1: TABLE OF ALLOWED RURAL RETREAT-EXTENSIVE USES																										
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																										
TYPE OF RURAL RETREAT EXTENSIVE USE	A	RP-5	RD-5	Y	H	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	RP-1	RD-1	SIC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	840C	
Basic (No conference/event center or restaurant/day spa component)	P	P	P	S		S					S			P		P	P		P	P						
With conference/event center component	S	S	S			S					S			S		S	S		S	S						
With restaurant and/or day spa component											S								S							

# ATTACHMENT

Proposed Changes To Article 11, Table 11.04-2: Table of Permitted Accessory Uses and Structures-Village Districts. Proposed Changes are shown in **Red**.

Add TCA-1, TCA-2, TCA-3, and TCA-4 districts to table, and the uses permitted within those districts.

TABLE 11.04-2: PERMITTED ACCESSORY USES AND STRUCTURES - VILLAGE DISTRICTS												
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED												
	V	CGV	GCV1	GCV2	GCV3	GCV4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
Accessory Dwelling Units	P	P		P	P	P	P	P	P	P	P	Section 11.04(D)(1)
Accessory Dwelling Units, Commercial	P	P		P		P	P		P	P		Section 11.04(D)(2)
Accessory Structures Not Otherwise Listed	P	P	P	P	P	P	P	P	P	P	P	
Additional Principal Dwellings	P	P	P	P	P	P	P	P	P	P	P	Section 11.04(D)(3)
Agricultural Product Sales	P	P	P	P		P	P	P	P	P	P	Section 11.04(D)(4)
Cemeteries, Accessory	P	P	P	P	P	P	P	P	P	P	P	Section 11.04(D)(5)
Day Care Centers Accessory to an Institutional Use	P	P	P	P	P	P	P	P	P	P	P	Section 11.04(D)(6)
Family Child Care Homes	P	P	P	P	P	P	P	S	P	P	S	Section 11.04(D)(7)
Garages and Carports	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses Accessory to a Residential Use	P	P	P	P	P	P	P	P	P	P	P	
Group Child Care Homes	S	S	S	S		S	S	S	S	S	S	Section 11.04(D)(8)
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	Section 11.04(D)(9)
Residential Businesses	S	S		S		S	S	S	S	S	S	Section 11.04(D)(10)
Retaining Walls	P	P	P	P	P	P	P	P	P	P	P	Section 11.04(D)(14)
Small-Scale Wind Energy Turbines (SWET)			P									
Solar Panels	P	P	P	P	P	P	P	P	P	P	P	Section 11.04(D)(12)
Stables Accessory to a Residential Use	P	P	P		P		P	P	P	P	P	
Stadiums and Arenas Accessory to an Educational Facility	P	P	P				P	P			P	
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	Section 11.04(D)(13)

# ATTACHMENT

Proposed Changes To Article 11, Table 11.05-2: Permitted Temporary Uses and Structures-Village Districts. Proposed Changes are shown in Red.

Add TCA-1, TCA-2, TCA-3, and TCA-4 districts to table, and the uses permitted within those districts.

**TABLE 11:05-2: PERMITTED TEMPORARY USES AND STRUCTURES-VILLAGE DISTRICTS**

**P = PERMITTED USE    S = SPECIAL USE    BLANK = PROHIBITED**

	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
Acceptance of Fill Material	P	P	P	P	P	P	P	P	P	P	P	Section 11.05 (D)(1)
Borrow Pit	P	P	P	P	P	P	P	P	P	P	P	Section 11.05 (D)(2)
Contractor's Office and Construction Equipment Sheds	P	P	P	P	P	P	P	P	P	P	P	Section 11.05 (D)(3)
Firework Sales	P	P		P		P	P			P		Section 11.05 (D)(4)
Produce Stand/Seasonal Sales	P	P	P	P		P	P	P	P	P	P	Section 11.05 (D)(5)
Real Estate Sales Office/Model Home Sales	P	P		P	P	P	P	P	P	P	P	Section 11.05 (D)(6)
Special Events-Extensive Impact	S	S	S	S	S	S	P	S	S	S	S	Section 11.05 (D)(7)
Special Events-Limited Impact	P	P	P	P	P	P	P	P	P	P	P	Section 11.05 (D)(8)
Temporary Asphalt, Asphalt Reprocessing Plants, or Rock Quarries	P							P				Section 11.05 (D)(9)
Temporary Shelter	P	P	P	P	P	P	P	P	P	P	P	Section 11.05 (D)(10)

**TABLE 11:05-2: PERMITTED TEMPORARY USES AND STRUCTURES-VILLAGE DISTRICTS**

**P = PERMITTED USE    S = SPECIAL USE    BLANK = PROHIBITED**

	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TCA-1	TCA-2	TCA-3	TCA-4	ADDITIONAL REQUIREMENTS
Temporary Storage in Portable Shipping Containers	P	P	P	P	P	P	P	P	P	P	P	Section 11.05 (D)(11)
Temporary Structures Related to Institutional Uses	P	P	P	P	P	P	P	P	P	P	P	Section 11.05 (D)(12)
Food Trucks on Private Property						P			P	P		Section 11.05 (D)(13)

# ATTACHMENT

Proposed Changes To Article 14, Table 14.03-1: Open Space Set-Aside. Proposed Additions to the Table are shown in Red.

Add TCA-1, TCA-2, TCA-3, and TCA-4 districts to table, and the corresponding Open Space Requirements for each district.

<b>TABLE 14.03-1: OPEN SPACE SET-ASIDE</b>	
<b>DISTRICT AND TYPE OF USE</b>	<b>MINIMUM PERCENTAGE OF GROSS SITE AREA DESIGNATED AS OPEN SPACE</b>
<b>RD-5, RP-5 AND TCA-1 DISTRICTS</b>	
Conservation Subdivisions	<b>60%</b>
Major Traditional Subdivisions	<b>30%</b>
Nonresidential Uses	<b>60%</b>
<b>TCA-2 DISTRICT</b>	
Major Traditional Subdivisions	<b>20%</b>
Nonresidential Uses	<b>35%</b>
<b>TCA-3 AND TCA-4 DISTRICTS</b>	
Conservation Subdivisions	<b>50%</b>
Major Traditional Subdivisions	<b>20%</b>
Nonresidential Uses	<b>35%</b>